

872/2015

10/15/2015



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 078103/15
 25/58/58/15
 Additional Registrar of Assurance-IV, Kolkata



T 664209

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part thereof.

[Signature]
 Additional Registrar of Assurance-IV, Kolkata

**ADDITIONAL REGISTRAR
 ASSURANCES-IV, KOLKATA**
 10 OCT 2015

320/15

THIS AGREEMENT made this 31st day of July, Two Thousand Fifteen
BETWEEN (1) **ALLMOST REALTORS PRIVATE LIMITED**, a Company,
 incorporated under the Companies Act, 1956 having its Registered Office at

250
50
300

3%

Rs.

[Handwritten signature]

[Faint handwritten notes and signatures]

69916

No. Date: 20 OCT 2015

Sold to: ANJUSHREE BANERJEE

Address: L.S. VENDOR (O.S.)

Rs. HIGH COURT, KOLKATA-700 001

Stamp: Anubrata Dhar, Advocate, C.M.M.S. Court, Kolkata

20 OCT 2015

Handwritten signature

ASPIRA LOHARUKA DEVELOPERS LLP

Partner/Authorised Signatory

ANISH LOHARUKA

ASPIRA LOHARUKA DEVELOPERS LLP

Partner/Authorised Signatory



Bijay Karmakar,
A/c on behalf of the vendors co.

ADDITIONAL REGISTRAR
ASSURANCES-IV, KOLKATA

- 3 OCT 2015

Handwritten notes:
kai/cert/asmel
sp/vali'ss/asmel
De 9/20. shanti Bagan
kai-29.
Semi/cor

Gate No.4, Room No.703-704, 7th Floor, Poddar Court, 18, Rabindra Sarani, Police Station- Bowbazar, Kolkata - 700 001, having PAN AAKCA8668F, (2) **RANDHIR VINTRADE PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at C/o Dinesh Mishra, 24, Baguiati Road, Dum Dum, North 24 Parganas, Police Station: Dum Dum, Kolkata - 700028, having PAN AAFCR0465C, (3) **VERONICA DEALERS PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at Sarada Pally, Sodepur, P.O.: Panshila, Police Station: Ghola, Kolkata- 700 112, having PAN AADCV6356J, (4) **KOTIRATAN BUILDTECH PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at CD-35, Sector-I, Salt Lake City, Police Station: Bidhannagar, Kolkata - 700064, having PAN AAECK8840R, (5) **MAKELIFE PROPERTIES PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at CD-35, Sector-I, Salt Lake City, Police Station: Bidhannagar, Kolkata - 700064 having PAN AAICM1216D (6) **MAKELIFE PROJECTS PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at Gate No.4, Room No.703-704, 7th Floor, Poddar Court, 18, Rabindra Sarani, Police Station: Bowbazar, Kolkata - 700 001, having PAN AAICM1215A, (7) **BLUESNOE AGENCIES PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata - 700034, having PAN AAFCB9914L, (8) **LAUREEN TRADERS PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at 87/1, Prabodh Chandra Lahiri Sarani, 24 Barahanagar, North 24 Parganas, Police Station - Sinthee, Kolkata - 700050 having PAN AACCL7280J, (9) **LUXURIANT INFRAPROJECTS PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at 4A, Council House Street, Police Station - Hare Street, Kolkata - 700001, having PAN AACCL7358K, (10) **FLORIN PROPERTIES PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at 28/1/1A Tagore Castle Street, 24 Jorabagan, Police Station: Jorabagan, Kolkata- 700 006, having PAN AACCF4197Q, (11) **PRADYUMNA ADVISORY PRIVATE LIMITED**, a Company, incorporated under the Companies Act,

1956 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata - 700034, having PAN AAHCP7741B, (12) **PRADYUMNA COMMOTRADE PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at P-113, Senhati Colony, Police Station: New Alipore, Kolkata - 700034, having PAN AAHCP7742C, (13) **WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 28/1/1A Tagore Castle Street, 24 Jorabagan, Police Station: Jorabagan, Kolkata - 700006, having PAN AABCW5374K, (14) **FLAX TRADERS PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at 4A, Council House Street, Police Station: Hare Street, Kolkata- 700001 having PAN AACCF4438Q, and (15) **BRAVO COMMOALES PRIVATE LIMITED**, a Company, incorporated under the Companies Act, 1956 having its Registered Office at P-113, Senhati Colony, Police Station- New Alipore, Kolkata- 700034 having PAN AAFCEB9913P, **all** represented by its Authorised Signatory **Mr. Bijay Karmakar**, son of Late Kundupada Karmakar, having PAN BSDPK5802N, residing at 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741 250, hereinafter collectively referred to as "the **OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successors or successors-in interest) of the **ONE PART AND ASPIRA LOHARUKA DEVELOPERS LLP**, (PAN ABCFA4594Q), a Limited Liability Partnership, registered under the Limited Liability Partnership Act, 2008 having its registered office at DC-9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata- 700059, represented by its authorised Designated Partner **Mr. Sagar Kumar Giria** son of Lalit Kumar Giria residing at CD-35 Salt Lake City Sector-1 P.S. Bidhanagar, Kolkata-700064, and **Mr. Anish Loharuka** son of Anil Kumar Loharuka residing at DC-9/28, Shastri Bagari, Deshbandhu Nagar, P.S. Baguiati, Kolkata-700 059, hereinafter referred to as "the **DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successor(s)-in-interest, nominee(s) and assigns) of the **OTHER PART** :

WHEREAS:

- A. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
- (i) **PREMISES / SAID PREMISES** shall mean **All That** the piece and parcel of the land containing an area of 1.50 acre or 150 sataks more or less comprised in (i) a portion containing an area of 0.92 acre more or less of R.S. and L.R. Dag No. 3678 (measuring 1.63 acre), (ii) a portion containing an area of 0.08 acre more or less of R.S. and L.R. Dag No. 3679 (measuring 0.16 acre) (iii) a portion containing an area of 0.15 acre more or less of R.S. and L.R. Dag No. 3680 (measuring 0.31 acre) and (iv) the entire R.S. and L.R. Dag No. 3678/4016 containing an area of 0.35 acre or 35 sataks more or less all recorded in L.R. Khatian Nos. 11848 to 11858 and 11860 to 11863, in Mouza Gopalpur, J.L. No. 2, Police Station Airport (formerly Rajarhat), in the District of North 24 Parganas morefully and particularly mentioned and described in the **The Schedule** hereunder written.
- (ii) **BUILDING/S OR NEW BUILDING/S** shall mean the new building or buildings, including but not limited to appurtenances thereto, proposed to be constructed at the said Premises.
- B. The Owners hereto are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the said Premises, each having specified independent and distinct undivided share therein.
- C. That plan for construction of New Building/s at the said Property has been sanctioned by the Rajarhat Gopalpur Municipality vide Building Permit No.984 of 2014-15 dated 20th July 2014.



- D. The Developer has approached the Owners for development of the said Premises by construction of the New Buildings thereon and the Owners have agreed to grant the development rights to develop the said Premises to the Developer in the manner contained in this Agreement, with the main crux being that the Developer shall develop the said Premises by way of construction of New Buildings thereon at its own costs and expenses, with the Developer having all development and transfer rights, and the revenues arising from sale and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned.

NOW THIS DEED WITNESSETH AND IT IS HEREBY DECLARED AND AGREED BY AND BETWEEN THE PARTIES as follows:

1. The Owners do and each of them doth hereby appoint the Developer as the developer of the said Premises, with the Developer having all development and transfer rights, with right to execute the project at the said Premises and the Developer hereby accepts the said appointment by the Owners .
- 1.1 The rights granted to the Developer to develop the said Premises shall not be revoked by the Owners so long the Developer is not in express default of its obligations hereunder, without prejudice to the rights of the Developer to rectify the defaults, if any, within a reasonable period of time after receiving prior notice in writing from the Owners informing the Developer of the nature of the default and suggested remedial measures to be taken.
2. With effect from the date hereof, the Developer shall be at liberty to and duly authorised and empowered to pursue the matters with regard to revalidation/modification/alteration etc., of the Sanctioned Plan and construction, development and commercial exploitation of the said Premises at its own costs and expenses and to own use hold possess (merely as a permissive licensee for the purpose of construction and



development) enjoy sell convey lease transfer deal with and/or otherwise dispose of the same and/or agree to do so in such manner and on such terms and conditions as the Developer may in its absolute discretion deem fit and proper and appropriate all sale proceeds and other proceeds realized therefrom without any interference or obstruction or objection or involvement of the Owners And the Developer shall provide to the Owners certain share of revenue / sale proceeds realized from sale and transfer of Saleable Areas in the New Building/s and the said Premises as hereinafter contained.

3. The Owners shall be entitled to 33% (Thirty Three percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Premises and each of the Owner shall share the the revenue (sale proceeds) equally among themselves.
4. The Developer shall be entitled to the remaining 67% (Sixty Six percent) of the revenue (sale proceeds) realized from sale / transfer of Saleable Areas in the New Building/s and the said Premises.
5. It is expressly agreed understood and clarified that all sales and transfers of Saleable Areas, by whatever methodology adopted by the Developer , will be effected by and through the Developer alone and all revenues (sale proceeds) will be collected by the Developer and distributed to the Owners in the manner herein stated.
6. The revenues (sale proceeds) realised from sale and transfer of Saleable Areas shall be received in the name of the Developer and thereafter the Developer shall distribute the Owners' Share of Revenue to them. The amounts to be disbursed to the Owners shall be subject to deductions of Service Tax, if any (at actuals).
- 6.1 The Owners' Share of Revenue shall accrue to the Owners after completion of construction and issuance of completion certificate by the authorities concerned.



7. For the purpose of this Agreement, the expression "Revenues / Sale Proceeds" shall mean all amounts received from the sale and/or transfer of Saleable Areas after deduction of the following amounts therefrom, which are to be dealt with in the manner mentioned against each item:
- a) Statutory realisation, including but not limited to Service Tax, Works Contract Sale Tax, Cess leviable under labour laws, etc.;
 - b) Stamp duty and registration fee, if collected from the prospective purchasers / transferees;
 - c) Cost of extra work carried out exclusively at the instance of prospective purchasers / transferees, which shall be received in entirety by Developer exclusively;
 - d) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective purchasers / transferees beyond the specified specification, which shall be received in entirety by Developer exclusively;
 - e) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from purchasers / transferees or for specified purpose not forming part of consideration for sale/transfer, which shall be received in entirety by Developer exclusively;
 - f) Realisation of interest from transferees of Saleable Areas or else;
 - g) Amounts received from purchasers / transferees on account of or as extras on account of generator, transformer and other installations and facilities, legal charges, development or other fee / charges and also those received as deposits / advances against rates and taxes, maintenance charges etc., which shall be received in entirety by Developer exclusively.



8. With the object and intent that the development and construction at the said Premises and sale and transfer of Saleable Areas is carried out smoothly by the Developer, and to avoid undue delay and indecisiveness of the Owners, it has been mutually been agreed inter se amongst the Parties as follows:
- (i) That the Developer shall be solely and absolutely entitled and duly authorised to look after, manage, control and complete the work of development and construction at the said Premises and do all acts deeds and things as may be required therefor without any further reference to the Owners and the consent of the Owners shall be deemed to have been given by these presents itself.
 - (ii) That all Saleable Areas and other spaces areas rights and benefits within the said Premises shall be sold to the prospective purchasers / transferees by the Developer and the sale consideration received from the same shall be shared in the manner hereinbefore mentioned. The Developer shall be entitled to sign execute deliver and register all agreements deeds documents papers writings instruments in connection therewith and also in connection with all matters pertaining to development construction sale transfer etc. envisaged in this agreement.
 - (iii) That all finance required for development and construction at the said Premises shall be incurred by the Developer and for that to arrange all required funds by borrowing either from banks, financial institutions or private resources.
9. For all or any of the purposes mentioned in this agreement, the Owners do and each of them doth hereby ~~represent~~ appoint authorize

nominate constitute and empower the Developer as their true and lawful agent and attorney and in case any further powers or authorities are required by the Developer for the purposes aforesaid, the Owners agree to grant such powers and authorities as may from time to time be required by Developer.

- 9.1 Further, as and when required by the Developer, the Owners shall from time to time grant power(s) of attorney to the Developer and/or its nominee(s) for the purposes of construction and development and also for sale transfer and/or otherwise disposal off the Saleable Areas and other spaces areas rights and benefits at the said Premises (including land comprised therein) and to sign execute and register all agreements, sale deeds and other deeds documents writings instruments and all purposes connected therewith;
10. The original sanctioned plan as also all title deeds and other papers and documents relating to the said Premises shall be retained by and/or kept in custody of the Developer and Developer unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Owners produce or cause to be produced to them or to their attorneys or agents before or at any trial, examination or commission for inspection or otherwise as occasion shall require the plan and the title deeds and also shall at the like request and cost deliver to the Owners such attested or other copies or extracts therefrom as they may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncancelled.
11. The Developer shall be entitled to appear and represent on behalf of the Owners in writing orally and make representations before the government, both State and Central, all authorities, financial institutions, municipal authorities, land and land revenue authorities, urban land authorities, Government Departments, Income-tax Authorities and other statutory bodies in connection with the matters of



the said Premises and development thereof and sanction, alteration and/or modification of the plan and the construction of the Building to be constructed at the said Premises and for this purpose to sign verify and declare and deliver all documents, deeds, indemnities, charges, mortgages, bonds, promissory notes, negotiable instruments and all other kinds of securities as shall be prudent and necessary and reasonable in the absolute decision of the Developer.

12. It is agreed that the Developer shall also be entitled to get Insurance/Policy/Coverage against such risks and damages and losses as shall be decided by the Developer and for the said purpose, it shall be entitled to sign all proposal forms, claims, correspondences and enforce all claims by initiating actions against the Insurance and receive insurance claims by Cheques or Pay Orders in the name of only the Developer.
13. All receipts issued by the Developer for self and on behalf of the Owners shall fully discharge and exonerate the persons or persons paying all or any sums of money to the Developer for self and on behalf of the Owners.
14. Inasmuch as all powers and authorities with regard to development and construction vests in the Developer, the Owners shall not be responsible for construction and promotion of the Building and all constructions, which shall be at the risk of all the Developer.
 - 14.1 Likewise, the Owners shall not have any right or interest in the constructions to be made by the Developer on the said Premises, which shall be and remain the property of the Developer.
15. Notwithstanding anything elsewhere to the contrary herein contained, it is agreed and clarified that till such time the development is completed in terms of this agreement, the Owners shall be deemed to be in legal possession of the said Premises and the Developer shall merely have



right to enter upon the said Premises as a permissive licensee for the purpose of construction and development.

16. It is agreed that the Developer shall be entitled to sign and register all agreements deeds and documents that shall be made, done and executed by the Developer for itself and also on behalf of the Owners.
17. The Owners do hereby also undertake to sign all necessary, deeds, documents, letters, powers, authorities, applications, proposals, guarantees, mortgages and indemnities, charges, promissory notes, letters of undertaking, confirmation of accounts, negotiable instruments as shall be necessary from time to time notwithstanding the aforesaid agreements and contents hereof.
18. The Owners shall not in any manner cause any objection obstruction interference hindrance or interruption at any time hereafter in the construction or completion of construction of the New Building/s nor the Owners shall at any time hereafter do or omit to be done anything whereby the construction or development of the New Building/s at the said Premises or the sale / transfer of the same or the Saleable Areas therein are in any way interrupted or hindered or impeded with, nor the Owners shall in any way commit breach of any of the terms and conditions herein contained. In the event of default or breach, the Owners shall be liable and responsible for all consequences arising thereby and shall indemnify and keep the Developer fully saved harmless and indemnified of from and against all losses damages costs claims demands and consequences as may be suffered or likely to be suffered by the Developer thereby or by reason thereof.
19. It is expressly agreed understood and clarified that at any time hereafter, the Developer shall be absolutely entitled to enter into any agreement or arrangement with the owners / occupiers / developers of adjoining / nearby properties on such terms as be agreed by and between the Developer and the owners / occupiers / developers of such



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NATIONAL REGISTRAR
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adjoining properties. In such event, such additional land alongwith the land comprised in the said Premises (hereinafter for the sake of brevity referred to as the "Enlarged Property Under Development") shall increase the scope and ambit of the development herein envisaged which shall stand increased to that extent without however in any manner curtailing and/or infringing on or enhancing / increasing the entitlements of the Owners herein, which entitlements of the Owners herein shall remain unchanged and the additional constructed areas and other benefits and rights available / allowable due to such additional land being available for development shall be shared by and between the Developer and the owners / occupiers / developers of such adjoining properties and the Owners shall have no concern therewith. It is clarified that if the scope and ambit of the development herein envisaged is increased as aforesaid, the allocation / entitlement of the Developer and the Owners under this Development Agreement in the total building/s to be constructed on the development herein envisaged, shall be equivalent to the proportion of the said Premises to the Enlarged Property Under Development.

- 19.1 The Developer may in its absolute discretion shall be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers/developers of other properties adjoining/contiguous/ nearby to the said Premises thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the said Premises or any part or portions thereof.
20. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that the obligation of the Owners is restricted to merely convey title to the land comprised in the said Premises in favour of the Transferees of Saleable Areas.



21. All property taxes in respect of the said Premises accruing due till the date of sanction of the final plan shall be borne paid and discharged by the parties hereto in proportion to their presently held shares in the land comprised in the said Premises and those accruing thereafter till completion of construction of the New Building/s shall be for and to the account of the Developer.
22. The documents for transfer including Agreements for Sale of Units, Allotment Letters and Deeds of Conveyance shall be prepared by the Advocates, duly appointed by the Developer as advocates of the Project.
23. The Land Owners and the Developer have entered into this Agreement purely as a contract, being development agreement between the Owners and the Developer for grant of development rights, and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
24. In all matters pertaining to development and construction and sale and transfer of Saleable Areas, the decision of the Developer shall be final, and binding on all Owners and shall be conclusive.
25. All disputes and differences by and between the parties hereto relating to or arising out of this agreement or any act deed or thing done or to be done in pursuance hereof shall be in accordance with the Arbitration and Conciliation Act, 1996 as modified from time to time. The place of arbitration shall be Kolkata and shall be conducted in English language. The Arbitrator shall have the powers to proceed summarily and make interim awards.



THE SCHEDULE
(the Said Property)

ALL THAT piece and parcel of land containing an area 150 sataks or 1.50 acre, equivalent to 90 Cottahs and 12 Chittacks, more or less, situate lying at and being undivided part of L.R. Dag No. 3678, 3679, 3680 and 3678/4016 (as described below), L.R. Khatian No. 11848 to 11858 and 11860 to 11863 and comprised in Mouza Gopalpur, J.L. No.2, within the limit of Rajarhat Gopalpur Municipality Police Station Airport (formerly Rajarhat), in the District of North 24 Parganas:

| R.S./ Dag No. | L.R. | R.S. Khatian No. | Total Area in Dag | Area of Dag being subject matter hereof |
|------------------|------|---------------------|----------------------|--|
| 3678, | | 640 | 1.63 acre | 0.92 acre |
| 3679 | | 640 | 0.16 acre | 0.08 acre |
| 3680 | | 640 | 0.31 acre | 0.15 acre |
| 3678/4016 | | 640 | 0.35 acre | 0.35 acre |
| | | | Total | 1.50 acre |

The said Property is delineated in the plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows

- On the **North** : Partly by Road and partly by R.S. Dag No. 3681;
 On the **South** : Partly by remaining portion of R.S. Dag Nos. 3678, 3679 and 3680 ;
 On the **East** : Partly by Road and Partly by R.S. Dag No. 3678 and;
 On the **West** : Partly by each of R.S. Dag No. 3678, 3673, 3681, 3682, 3683, 3684 and 3685.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first abovewritten.

SIGNED SEALED AND DELIVERED by the withinnamed **OWNERS** at **Kolkata** in the presence of:

[Handwritten signature]
[Handwritten signature]
 1st

| For and on behalf of : | |
|------------------------|------------------------------------|
| 1. | ALLMOST REALTORS PVT. LTD. |
| 2. | RANDHIR VINTRAD E PVT. LTD. |
| 3. | VERONICA DEALERS PVT. LTD. |
| 4. | KOTIRATAN BUILDTECH PVT. LTD. |
| 5. | MAKELIFE PROPERTIES PVT. LTD. |
| 6. | MAKELIFE PROJECTS PVT. LTD. |
| 7. | DAWKINS TRADERS PVT. LTD. |
| 8. | LAUREEN TRADERS PVT. LTD. |
| 9. | JUNIPER MARKETING PVT. LTD. |
| 10. | FLORIN PROPERTIES PVT. LTD. |
| 11. | PRADYUMNA ADVISORY PVT. LTD. |
| 12. | PRADYUMNA COMMOTRADE PVT. LTD. |
| 13. | WAXFLOWER INFRASTRUCTURE PVT. LTD. |
| 14. | CROTON DISTRIBUTORS PVT. LTD. |
| 15. | BRAVO COMMOALES PVT. LTD. |

✓ *Bijay Karmakar.*
 Authorised Signatory

SIGNED SEALED AND DELIVERED by the withinnamed **DEVELOPER** at **Kolkata** in the presence of:

1. *[Handwritten signature]*

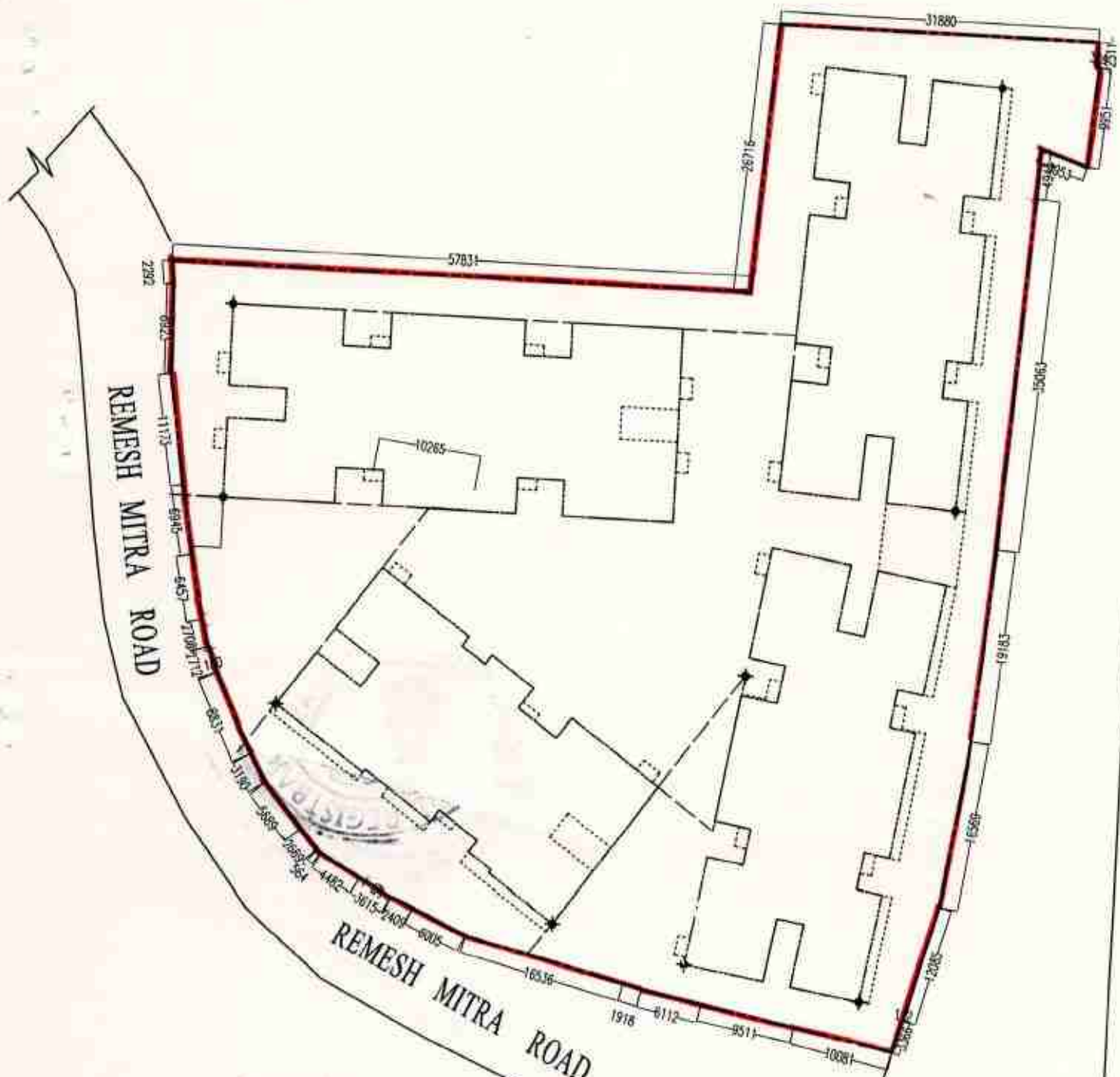
2.

ASPIKA LOHARUKA DEVELOPERS LLP

[Handwritten signature]
 Partner/Authorised Signatory

Drafted by me :-
 Jagan Garg
 Advocate
 High Court Calcutta
 P/1023/2008.

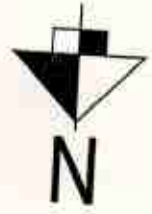
LAND PLAN AT PROPOSED B+G+VI (20.9 MT HT.) STORIED RESIDENTIAL BUILDING AT R.S. AND L.R. DAG NOS 3678 (P), 3679 (P), 3680 (P), 3678 / 4016, L.R. KHATIAN NO - 11848 TO 11858, AND 11860 TO 11863, IN MOUZA - GOPALPUR, J.L. NO. - 2, UNDER POLICE STATION - AIRPORT FORMERLY RAJARHAT, IN THE DISTRICT OF NORTH 24 PARGANAS.
 AREA OF LAND - 150 DEC.




































ASPIRA LOHARIKA DEVELOPERS LLP
Jagan Poria
 Partner/Authorized Signatory

Bijay Karmakar
 SIG. OF OWNERS

ASPIRA LOHARIKA DEVELOPERS LLP
[Signature]
 Partner/Authorized Signatory



FORM FOR TEN FINGERPRINTS

| | | | | | | |
|----------|---|---|---|---|---|---|
| 1 |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | <i>Bijay Karmakar</i> |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |
| 2 |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | <i>Sajon Dima</i> |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |
| 3 |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | <i>Mahanta</i> |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-001979711-1

Payment Mode Online Payment

GRN Date: 01/10/2015 18:51:26

Bank: State Bank of India

BRN: CK75962474

BRN Date: 01/10/2015 07:05:42

DEPOSITOR'S DETAILS

Id No. : 19040000781103/1/2015

[Query No./Query Year]

Name : aspira loharuka developer llp

Contact No. : Mobile No. : +91 9830043331

E-mail :

Address : DC-9/28, Shastri Bagan, Kolkata 700 059

Applicant Name : Mr Kailash Agarwal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---|-----------------------|--|--------------------|------------|
| 1 | 19040000781103/1/2015 | Property Registration- Stamp duty | 0030-02-103-003-02 | 74920 |
| 2 | 19040000781103/1/2015 | Property Registration- Registration Fees | 0030-03-104-001-16 | 101 |
| In Words : Rupees Seventy Five Thousand Twenty One only | | | Total | 75021 |

872






Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata



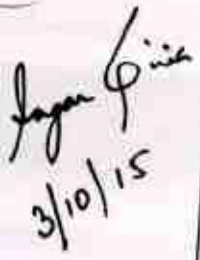

Signature / LTI Sheet of Query No/Year 19040000781103/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|---|-------------------------------------|
| 1.0 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District -Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [ALLMOS T REALTOR S PRIVATE LIMITED] |  |  | <i>Bijay Karmakar 9/10/2015</i> |
| 1.1 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District -Nadia, West Bengal, India, PiN - 741250 | Represent ative of Land Lord [BLUESN OE AGENCIE S PRIVATE LIMITED] | | <i>H6e</i>  | <i>Bijay Karmakar</i> |
| 1.2 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District -Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [BRAVO COMMOS ALES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|--|--|-------------------------|
| 3.14 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [VERONI CA DEALERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 3.15 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [WAXFLO WER INFRASTR UCTUR E PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 4.0 | Mr ANISH LOHARUKA DC 9/28, SHASTRI BAGAN, KOLKATA, P.O.- DESBANDHU NAGAR, P.S.- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Represent ative of Developer [ASPIRA LOHARU KA DEVELOP ERS LLP] |  |  714 | <i>Anish</i> 3/10/15 |
| 4.1 | Mr ANISH LOHARUKA DC 9/28, SHASTRI BAGAN, KOLKATA, P.O.- DESBANDHU NAGAR, P.S.- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059 | Represent ative of Land Lord [MAKELIF E PROJECT S PRIVATE LIMITED] | |  | <i>Anish</i> 3/10/15 |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|--|
| 5 | Mr Sagar Kumar Giria CD-35 Salt Lake City Sector-1 P.S. Bidhanagar, Kolkata- 700064, P.O.- SALT LAKE CITY, P.S.- Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700064 | Represent ative of Developer [ASPIRA LOHARU KA DEVELOP ERS LLP.] |  |  2152 |  3/10/15 |
| Sl No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | Mr KAILASH AGARWAL Son of Late SS AGARWAL DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O.- DESBANDHU NAGAR, P.S.- Baguiati, District-North 24- Parganas, West Bengal, India, PIN - 700059 | Mr Bijay Karmakar, Mr Bijay Karmakar, Mr Bijay Karmakar, Mr ANISH LOHARUKA, Mr Sagar Kumar Giria | |  3/10/15 | |

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|-------|--------------|-----------------------|
| 1.3 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [FLAX TRADERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.4 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [FLORIN PROPER TIES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.5 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [KOTIRAT AN BUILDTE CH PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.6 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LAUREE N TRADERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.7 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LUXURIA NT INFRAPR OJECTS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|-------|--------------|-----------------------|
| 1.8 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [MAKELIF E PROJECT S PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.9 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [MAKELIF E PROPER TIES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.10 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRADYU MNA ADVISOR Y PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.11 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRADYU MNA COMMOT RADE PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|-------|--------------|-----------------------|
| 1.12 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRAJAP ATI COMMOD ITIES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.13 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [RANDHI R VINTRAD E PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.14 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [VERONI CA DEALERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 1.15 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [WAXFLO WER INFRASTR UCTUR E PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|-------|--------------|-----------------------|
| 2.0 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [ALLMOS T REALTOR S PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.1 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [BLUESN OE AGENCIE S PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.2 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [BRAVO COMMOS ALES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.3 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [FLAX TRADERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.4 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [FLORIN PROPER TIES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

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| 2.5 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [KOTIRAT AN BUILDTE CH PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.6 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LAUREE N TRADERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.7 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LUXURIA NT INFRAPR OJECTS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 2.8 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [MAKELIF E PROJECT S PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |


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| 2.13 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [RANDHI R VINTRAD E PRIVATE LIMITED] | | | Bijay Karmakar |
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| 3.0 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [ALLMOS T REALTOR S PRIVATE LIMITED] | | | Bijay Karmakar |

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| 3.1 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [BLUESN OE AGENCIE S PRIVATE LIMITED] | | | Bijay Karmakar |
| 3.2 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [BRAVO COMMOS ALES PRIVATE LIMITED] | | | Bijay Karmakar |
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| 3.4 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [FLORIN PROPER TIES PRIVATE LIMITED] | | | Bijay Karmakar |
| 3.5 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [KOTIRAT AN BUILDTE CH PRIVATE LIMITED] | | | Bijay Karmakar |

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| 3.6 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O.- Nss, P.S.- Kalyani, District.-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LAUREE N TRADERS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 3.7 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O.- Nss, P.S.- Kalyani, District.-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [LUXURIA NT INFRAPR OJECTS PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 3.8 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O.- Nss, P.S.- Kalyani, District.-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [MAKELIF E PROJECT S PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |
| 3.9 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O.- Nss, P.S.- Kalyani, District.-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [MAKELIF E PROPER TIES PRIVATE LIMITED] | | | <i>Bijay Karmakar</i> |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
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| 3.10 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRADYU MNA ADVISOR Y PRIVATE LIMITED] | | | Bijay Karmakar |
| 3.11 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRADYU MNA COMMOT RADE PRIVATE LIMITED] | | | Bijay Karmakar |
| 3.12 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [PRAJAP ATI COMMOD ITIES PRIVATE LIMITED] | | | Bijay Karmakar |
| 3.13 | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District-Nadia, West Bengal, India, PIN - 741250 | Represent ative of Land Lord [RANDHI R VINTRAD E PRIVATE LIMITED] | | | Bijay Karmakar |

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADAPA5352Q



नाम / NAME
KAILASH PATI AGARWAL

पिता का नाम / FATHER'S NAME
SANTI SWAROOP AGARWAL

जन्म तिथि / DATE OF BIRTH
02-09-1956

हस्ताक्षर / SIGNATURE
Kailashpati Agarwal

K.P. Agarwal
 आदेश संख्या: ५४-४१
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Kailashpati Agarwal

यह कार्ड प्रतियोगिता के प्रतिष्ठान / प्रत्येक कर दे
 संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),
 ए-७,
 चौकी (१) चण्डीपुर,
 कलकत्ता - ७०० ०६९।

In case this card is lost/ found, kindly inform/ return to
 the issuing authority.
 Joint Commissioner of Income-tax (Systems & Technical),
 F-7,
 Chatterjee Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

BLAJ KARMAKAR
KUNDUPADA KARMAKAR

11/05/1963

BSDPK5802N

Bigay Karmaakar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

BLAJ KARMAKAR
KUNDUPADA KARMAKAR

11/05/1963

BSDPK5802N

Bigay Karmaakar

Bigay Karmaakar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SAGAR KUMAR GIRIA

LALIT KUMAR GIRIA

18/10/1989

Permanent Account Number
ANCPG3328C

Sagar Giria
Signature



DR012009

Sagar Giria



ASPIRA LOHARUKA DEVELOPERS LLP

Partner/Authorized Signatory

Seller, Buyer and Property Details

A. Land Lord & Developer Details

| Presentant Details | |
|--------------------|--|
| SL No. | Name and Address of Presentant |
| 1 | Mr ANISH LOHARUKA DC 9/28, SHASTRI BAGAN, KOLKATA, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 |

| Land Lord Details | |
|-------------------|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | PRAJAPATI COMMODITIES PRIVATE LIMITED Gate No.4, Room No.703-704, 7th Floor, Poddar Cour, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001PAN No. AAACP2927L,; Status : Organization |
| 2 | ALLMOST REALTORS PRIVATE LIMITED Gate No.4, Room No.703-704, 7th Floor, Poddar Cour, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001PAN No. AAKCA8668F,; Status : Organization |
| 3 | RANDHIR VINTRADE PRIVATE LIMITED Dinesh Mishra, 24, Baguiati Road, Dum Dum, North, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028PAN No. AAFCR0465C,; Status : Organization |
| 4 | VERONICA DEALERS PRIVATE LIMITED Sarada Pally, Sodepur, P.O:- Panshila, Police Stat, P.O:- Panshila, P.S:- Sodepur, District:-North 24-Parganas, West Bengal, India, PIN - 700112PAN No. AADCV6356J,; Status : Organization |
| 5 | KOTIRATAN BUILDTECH PRIVATE LIMITED CD-35, Sector-I, Salt Lake City, Police Station: B, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064PAN No. AAECK8840R,; Status : Organization |
| 6 | MAKELIFE PROPERTIES PRIVATE LIMITED CD-35, Sector-I, Salt Lake City, Police Station: B, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064PAN No. AAICM1216D,; Status : Organization |
| 7 | MAKELIFE PROJECTS PRIVATE LIMITED Gate No.4, Room No.703-704, 7th Floor, Poddar Cou, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001PAN No. AAICM1215A,; Status : Organization; Represented by their (1-7) representative as given below:- |

Land Lord Details

| SL No. | Name, Address, Photo, Finger print and Signature |
|------------|--|
| 1-7 (1) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N.; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 1-7 (2) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N.; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 1-7 (3) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N.; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 1-7 (4) | Mr ANISH LOHARUKA DC 9/28, SHASTRI BAGAN, KOLKATA, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 8 | BLUESNOE AGENCIES PRIVATE LIMITED P-113, Senhati Colony, Police Station: New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034PAN No. AAFCB9914L.; Status : Organization |
| 9 | LAUREEN TRADERS PRIVATE LIMITED 87/1, Prabodh Chandra Lahiri Sarani, 24 Barahanaga, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050PAN No. AACCL7280J.; Status : Organization |
| 10 | LUXURIANT INFRAPROJECTS PRIVATE LIMITED 4A, Council House Street, Police Station - Hare St, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001PAN No. AACCL7358K.; Status : Organization |
| 11 | FLORIN PROPERTIES PRIVATE LIMITED 28/1/1A Tagore Castle Street, 24 Jorabagan, Polic, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006PAN No. AACCF4197Q.; Status : Organization |
| 12 | PRADYUMNA ADVISORY PRIVATE LIMITED P-113, Senhati Colony, Police Station: New Alipor, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034PAN No. AAHCP7741B.; Status : Organization |

| Land Lord Details | |
|-------------------|--|
| Sl. No. | Name, Address, Photo, Finger print and Signature |
| 13 | PRADYUMNA COMMOTRADE PRIVATE LIMITED P-113, Senhati Colony, Police Station: New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034PAN No. AAHCP7742C,; Status : Organization |
| 14 | WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED 28/1/1A Tagore Castle Street, 24 Jorabagan, Pollic, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006PAN No. AABCW5374K,; Status : Organization |
| 15 | FLAX TRADERS PRIVATE LIMITED 4A, Council House Street, Police Station: Hare Str, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Status : Organization |
| 16 | BRAVO COMMOALES PRIVATE LIMITED P-113, Senhati Colony, Police Station- New Al, P.O:- Newalipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034PAN No. AAFBCB9913P,; Status : Organization; Represented by their (8-16) representative as given below:- |
| 8-16 (1) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N,; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 8-16 (2) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N,; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| 8-16 (3) | Mr Bijay Karmakar 242/3, Bidhan Pally, P.O. N.S.S., Ward- 17, Kalyani, Nadia, PIN- 741250, P.O:- Nss, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN - 741250Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSDPK5802N,; Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |

| Developer Details | |
|-------------------|--|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | ASPIRA LOHARUKA DEVELOPERS LLP DC-9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata--, P.O:- Dbnagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059PAN No. ABCFA459AQ., Status : Organization; Represented by their representative as given below:- |
| 1(1) | Mr ANISH LOHARUKA DC 9/28, SHASTRI BAGAN, KOLKATA, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India., Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |
| (2) | Mr Sagar Kumar Giria CD-35 Salt Lake City Sector-1 P.S. Bidhanagar, Kolkata-700064, P.O:- SALT LAKE CITY, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India., Status : Representative; Date of Execution : 05/10/2015; Date of Admission : 05/10/2015; Place of Admission of Execution : Pvt. Residence |

B. Identifire Details

| Identifier Details | | | |
|--------------------|--|---|-----------|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr KAILASH AGARWAL Son of Late SS AGARWAL DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, | Mr Bijay Karmakar, Mr Bijay Karmakar, Mr Bijay Karmakar, Mr ANISH LOHARUKA, Mr Sagar Kumar Giria | |

C. Transacted Property Details

| Land Details | | | | | | |
|--------------|---|--|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT- GOPALPORE, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur | LR Plot No:- 3678 LR Khatian No:- 640 | 0.92 Acre | 1/- | 9,47,87,862/- | Proposed Use: Bastu, ROR: Bastu, Property is on Road |

| Land Details | | | | | | |
|--------------|---|---|--------------|------------------------|----------------------|--|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L2 | District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT-GOPALPORE, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur | LR Plot No:- 3679 LR Khatian No:- 640 | 0.08 Acre | 1/- | 82,42,423/- | Proposed Use: Bastu, ROR: Bheri, Property is on Road |
| L3 | District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT-GOPALPORE, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur | LR Plot No:- 3680 LR Khatian No:- 640 | 0.15 Acre | 1/- | 1,54,54,543/- | Proposed Use: Bastu, ROR: Bastu, Property is on Road |
| L4 | District: North 24-Parganas, P.S:- Airport, Municipality: RAJARHAT-GOPALPORE, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur | LR Plot No:- 3678/4016 LR Khatian No:- 640 | 0.35 Acre | 1/- | 13,73,73,748/- | Proposed Use: Bastu, ROR: Bazar, Property is on Road |

| Transfer of Property from Land Lord to Developer | | | | |
|--|-----------------------|-----------------------|------------------|------------------------|
| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
| | | | | |

Transfer of Property from Land Lord to Developer

| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
|---------|--|--------------------------------|------------------|------------------------|
| L1 | ALLMOST REALTORS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | BLUESNOE AGENCIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | BRAVO COMMOALES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | FLAX TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | FLORIN PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | KOTIRATAN BUILDTECH PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | LAUREEN TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | LUXURIANT INFRAPROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | MAKELIFE PROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | MAKELIFE PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | PRADYUMNA ADVISORY PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | PRADYUMNA COMMOTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | PRAJAPATI COMMODITIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | RANDHIR VINTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | VERONICA DEALERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |
| | WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 5.75 | 6.25 |

Transfer of Property from Land Lord to Developer

| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
|---------|--|--------------------------------|------------------|------------------------|
| L2 | ALLMOST REALTORS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | BLUESNOE AGENCIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | BRAVO COMMOALES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | FLAX TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | FLORIN PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | KOTIRATAN BUILDTECH PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | LAUREEN TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | LUXURIANT INFRAPROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | MAKELIFE PROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | MAKELIFE PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | PRADYUMNA ADVISORY PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | PRADYUMNA COMMOTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | PRAJAPATI COMMODITIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | RANDHIR VINTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | VERONICA DEALERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |
| | WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.5 | 6.25 |

Transfer of Property from Land Lord to Developer

| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
|---------|--|--------------------------------|------------------|------------------------|
| L3 | ALLMOST REALTORS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | BLUESNOE AGENCIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | BRAVO COMMOALES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | FLAX TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | FLORIN PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | KOTIRATAN BUILDTECH PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | LAUREEN TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | LUXURIANT INFRAPROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | MAKELIFE PROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | MAKELIFE PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | PRADYUMNA ADVISORY PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | PRADYUMNA COMMOTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | PRAJAPATI COMMODITIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | RANDHIR VINTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | VERONICA DEALERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |
| | WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 0.9375 | 6.25 |

| Transfer of Property from Land Lord to Developer | | | | |
|--|--|--------------------------------|------------------|------------------------|
| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
| L4 | ALLMOST REALTORS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | BLUESNOE AGENCIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | BRAVO COMMOALES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | FLAX TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | FLORIN PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | KOTIRATAN BUILDTECH PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | LAUREEN TRADERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | LUXURIANT INFRAPROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | MAKELIFE PROJECTS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | MAKELIFE PROPERTIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | PRADYUMNA ADVISORY PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | PRADYUMNA COMMOTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | PRAJAPATI COMMODITIES PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | RANDHIR VINTRADE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | VERONICA DEALERS PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |
| | WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED | ASPIRA LOHARUKA DEVELOPERS LLP | 2.1875 | 6.25 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|--|
| Applicant's Name | Kailash Agarwal |
| Address | Dakshindari Road, Kolkata - 700048. Thana : Lake Town, District : North 24 Parganas, WEST BENGAL |

Office of the A.R.A. - IV KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190401015 / 2015

| | | | |
|--------------------|--|----------------------|-------------------|
| Query No/Year | 19040000781103/2015 | Serial no/Year | 1904000872 / 2015 |
| Deed No/Year | I - 190401015 / 2015 | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Name of Presentant | Mr ANISH LOHARUKA | Presented At | Private Residence |
| Date of Execution | 05-10-2015 | Date of Presentation | 05-10-2015 |

Remarks

On 03/10/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,58,58,576/-

(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 05/10/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:07 hrs on : 05/10/2015, at the Private residence by Mr ANISH LOHARUKA .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

1. Mr Bijay Karmakar , RANDHIR VINTRADE PRIVATE LIMITED, Dinesh Mishra, 24, Baguiati Road, Dum Dum, North, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028
2. Mr Bijay Karmakar , VERONICA DEALERS PRIVATE LIMITED, Sarada Pally, Sodepur, P.O.: Panshila, Police Stat, P.O:- Panshila, P.S:- Sodepur, District:-North 24-Parganas, West Bengal, India, PIN - 700112
3. Mr Bijay Karmakar , KOTIRATAN BUILDTECH PRIVATE LIMITED, CD-35, Sector-I, Salt Lake City, Police Station: B, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064
4. Mr Bijay Karmakar , MAKELIFE PROPERTIES PRIVATE LIMITED, CD-35, Sector-I, Salt Lake City, Police Station: B, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064
5. Mr Bijay Karmakar , MAKELIFE PROJECTS PRIVATE LIMITED, Gate No.4, Room No.703-704, 7th Floor, Poddar Cou, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001
6. Mr Bijay Karmakar , BLUESNOE AGENCIES PRIVATE LIMITED, P-113, Senhati Colony, Police Station: New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034
7. Mr Bijay Karmakar , LAUREEN TRADERS PRIVATE LIMITED, 87/1, Prabodh Chandra Lahiri Sarani, 24 Barahanaga, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

8. Mr Bijay Karmakar , LUXURIANT INFRAPROJECTS PRIVATE LIMITED, 4A, Council House Street, Police Station - Hare St, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001
9. Mr Bijay Karmakar , FLORIN PROPERTIES PRIVATE LIMITED, 28/1/1A Tagore Castle Street, 24 Jorabagan, Polic, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006
10. Mr Bijay Karmakar , PRADYUMNA ADVISORY PRIVATE LIMITED, P-113, Senhati Colony, Police Station: New Alipor, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034
11. Mr Bijay Karmakar , PRADYUMNA COMMOTRADE PRIVATE LIMITED, P-113, Senhati Colony, Police Station: New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034
12. Mr Bijay Karmakar , WAXFLOWER INFRASTRUCTURE PRIVATE LIMITED, 28/1/1A Tagore Castle Street, 24 Jorabagan, Polic, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006
13. Mr Bijay Karmakar , FLAX TRADERS PRIVATE LIMITED, 4A, Council House Street, Police Station: Hare Str, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
14. Mr Bijay Karmakar , BRAVO COMMOALES PRIVATE LIMITED, P-113, Senhati Colony, Police Station- New Al, P.O:- Newalipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700034
- Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O: DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

1. Mr ANISH LOHARUKA
2. Mr ANISH LOHARUKA

Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O: DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

Mr Sagar Kumar Giria

Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O: DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

1. Mr Bijay Karmakar
2. Mr Bijay Karmakar
3. Mr Bijay Karmakar
4. Mr Bijay Karmakar
5. Mr Bijay Karmakar
6. Mr Bijay Karmakar
7. Mr Bijay Karmakar
8. Mr Bijay Karmakar

9. Mr Bijay Karmakar
10. Mr Bijay Karmakar
11. Mr Bijay Karmakar
12. Mr Bijay Karmakar
13. Mr Bijay Karmakar
14. Mr Bijay Karmakar
15. Mr Bijay Karmakar
16. Mr Bijay Karmakar

Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O. DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

1. Mr Bijay Karmakar
2. Mr Bijay Karmakar
3. Mr Bijay Karmakar
4. Mr Bijay Karmakar
5. Mr Bijay Karmakar
6. Mr Bijay Karmakar
7. Mr Bijay Karmakar
8. Mr Bijay Karmakar
9. Mr Bijay Karmakar
10. Mr Bijay Karmakar
11. Mr Bijay Karmakar
12. Mr Bijay Karmakar
13. Mr Bijay Karmakar
14. Mr Bijay Karmakar
15. Mr Bijay Karmakar
16. Mr Bijay Karmakar

Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O. DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/10/2015 by

1. Mr Bijay Karmakar , PRAJAPATI COMMODITIES PRIVATE LIMITED, Gate No.4, Room No.703-704, 7th Floor, Poddar Cour, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001
 2. Mr Bijay Karmakar , ALLMOST REALTORS PRIVATE LIMITED, Gate No.4, Room No.703-704, 7th Floor, Poddar Cour, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700001
- Indetified by Mr KAILASH AGARWAL, Son of Late SS AGARWAL, DC 9/28, SHASTRI BAGAR, KOLKATA-700059, P.O. DESBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Service


(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 10/10/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment

1. Rs 101/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Online Payment

1. Rs 74,920/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: State Bank of India (SBIN0000001)

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 69916, Purchased on 20/10/2015, Vendor named A Banerjee.



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2015, Page from 34641 to 34692

being No 190401015 for the year 2015.



Digitally signed by ASHOKE KUMAR
BISWAS

Date: 2015.10.15 13:02:36 +05:30

Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 15-10-2015 13:02:35

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)